

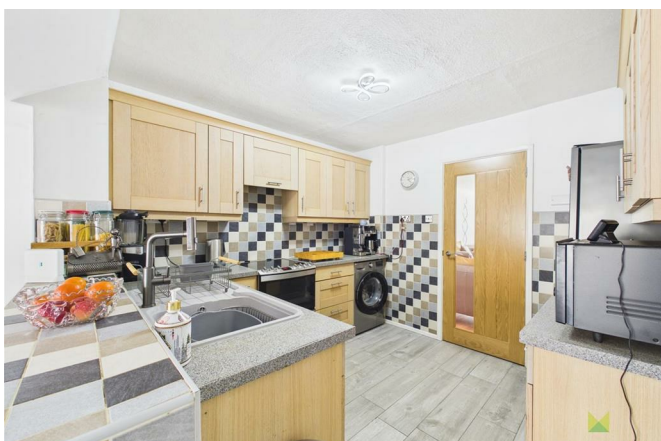
23 Meadow Rise Oswestry SY11 2EE



3 Bedroom Bungalow
Offers In The Region Of £300,000

The features

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- SPACIOUS LOUNGE WITH LOG BURNER
- OAK FLOORING AND DOORS THROUGHOUT
- EV CHARGING POINT
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE POSITION CLOSE TO TOWN
- KITCHEN/DINING ROOM LEADING ONTO THE CONSERVATORY
- NEWLY FITTED UPVC WINDOWS
- PRIVATE REAR GARDEN
- ENERGY PERFORMANCE RATING C



***** SPACIOUS THREE BEDROOM BUNGALOW CLOSE TO AMENITIES *****

An excellent opportunity to purchase this, much improved and attractively presented 3 bedroom Bungalow - perfect for a growing family or those looking to downsize but still require space.

Occupying an enviable position in this sought after location with excellent facilities on hand and being a pleasant stroll from the Town Centre.

The accommodation briefly comprises Reception Hallway, Lounge with feature log burner, Kitchen/Dining Room, Conservatory, Home Office, Three Bedrooms and Bathroom.

The property has the benefit of double glazing, Oak flooring, Oak doors throughout, gas central heating, recently fitted UPVC Double Glazed Windows, driveway with parking, EV electric charging point, and enclosed Rear Garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular Market Town a pleasant stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

ENTRANCE HALLWAY

Covered entrance with door leading into the entrance hallway. decorative tiled flooring. Staircase leading to Bedroom 3/Snug, Radiator, door leading off into

LIVING ROOM

A lovely light room with bay window to the front with fitted plantation style shutter overlooking the front, oak boarded flooring, feature cast iron log burner and contemporary style radiator.

KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Composite drainer sink set into base level unit. Space for freestanding oven and extractor hood over, space for washing machine and Fridge/Freezer partially tiled walls, further range of wall mounted units. and step leading down into,

DINING ROOM

Wooden effect tiled flooring, radiator and doors leading into

CONSERVATORY

Being of brick base and sealed unit with windows overlooking the side and rear aspect. French doors leading out to the Rear Garden. Radiator. Wood effect tiled flooring.

SNUG/STORAGE ROOM

With French Doors leading onto the driveway. Wood effect tiled flooring.

PRINCIPAL BEDROOM

Solid oak flooring. Window with fitted plantation style shutter to the rear overlooking the garden. Radiator and media point.

BEDROOM 2

Solid Oak flooring. Window with fitted plantation style shutters to the front, media point, radiator.

OFFICE

Solid oak floor. Window with fitted plantation style shutters

BEDROOM 3/ SNUG

With large double glazed skylight windows, wood effect vinyl flooring, radiator, built in storage space.

BATHROOM

With window to the side aspect and suite comprising of panelled bath with shower head over, Extractor fan, WC and wash hand basin. Heated towel rail.

OUTSIDE

To the front and side of the property there is a large resin driveway which has been providing ample parking for multiple vehicles.

The rear garden has a large paved patio area perfect for those who love to dine alfresco, providing space for entertaining with family and friends. Garden shed and log store, fully enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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